

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Waiver #03000

**DATE:** February 5, 2003

**SCHEDULED PLANNING COMMISSION MEETING:** February 19, 2003

**PROPOSAL:** Request to waive street trees and sidewalks along Pine Lake Road.

**LAND AREA:** Approximately 3.56 acres.

**CONCLUSION:** The existing trees on this property along Pine Lake Road satisfy the requirement for street trees associate with the Hannan Addition administrative final plat. The waiver to sidewalks is appropriate provided the owner agrees to not oppose the creation of a sidewalk district in the future.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 1, Block 1, Country Place 7<sup>th</sup> Addition, Lancaster County, Nebraska.

**LOCATION:** Northeast of the intersection of South 66<sup>th</sup> Street and Pine Lake Road.

### **APPLICANT/**

**OWNER:** Vic and Kathleen Hannan  
6900 South 66<sup>th</sup> Street  
Lincoln, NE 68516  
(402) 423-8839

**CONTACT:** Brian Carstens  
601 Old Cheney Road Suite C  
Lincoln, NE 68512  
(402) 434-2424

**EXISTING ZONING:** AGR Agricultural Residential

**EXISTING LAND USE:** Single-family Residential

## **SURROUNDING LAND USE AND ZONING:**

North:	Single-family Residential	AGR
South:	Single-family Residential	AGR
East:	Single-family Residential	AGR
West:	Single-family Residential	AGR

**HISTORY: AFP#88210** - Country Place 7<sup>th</sup> Addition was approved April 7, 1988 creating Lots 1 and 2, Block 1. It re-subdivided Lots 1 and 2, Country Place Addition making Lot 2 slightly larger.

**FP#86502** - Country Place Addition was approved October 21, 1986 creating Lots 1 through 4, Country Place Addition.

**ASSOCIATED APPLICATIONS: AFP#02071** - Hannan Addition, an administrative final plat under review to subdivide Lot 1, Country Place 7<sup>th</sup> Addition into two lots. This plat was submitted on October 3, 2002 and the director's letter was sent to the applicant on October 28, 2002.

**CZ#3385** - A request to change the zoning from AGR to R-1 to allow this property to be subdivided per the Hannan Addition final plat. This application was granted deferral and continued public hearing by the Planning Commission on October 30, 2002 and November 27, 2002, and was placed on pending on December 11, 2002.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F15** - Guiding Principles from the Comprehensive Plan Vision

- The One Community Vision: An important relationship exists between the urban, rural and natural landscapes. Urban and rural development maximizes the use of land in order to preserve agriculture and natural resources.

**Page F17** - Guiding Principles for the Urban Environment

- Overall Form: Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

**Page F18** - Guiding Principles for the Urban Environment

- Residential Neighborhoods: Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood.

**Page F24** - Future Land Use Map

- This land is designated as Low Density Residential in the Land Use Plan.

**Page F27 - Future Land Use Map Implementation**

- Low Density Residential: Residential areas ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit. Such residential developments are often referred to as acreages.

**Page F103 - Future Functional Classification: City Streets**

- This map identifies Pine Lake Road from South 14<sup>th</sup> Street to approximately South 120<sup>th</sup> Street as an Urban/Rural Minor Arterial Street

**UTILITIES:** This area is within the Future Service Limit of the Comprehensive Plan. A connection fee would be required to connect to the 15" public sanitary sewer in Pine Lake Road. There is a 24" water main in Pine Lake Road, however it cannot be tapped to provide service to the proposed Lot 2.

**TRAFFIC ANALYSIS:** Pine Lake Road is classified as a minor arterial adjacent to this site. The Comprehensive Plan states that "This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes" (page F103 - Minor Arterials).

Improvements are scheduled and funds are allocated in the City's Capital Improvement Program (CIP) over the next four years to widen Pine Lake Road to a four lane roadway. As a minor arterial, driveway access onto Pine Lake Road is restricted, and as a result the right of vehicular access was relinquished with the final plat of Country Place 7<sup>th</sup> Addition.

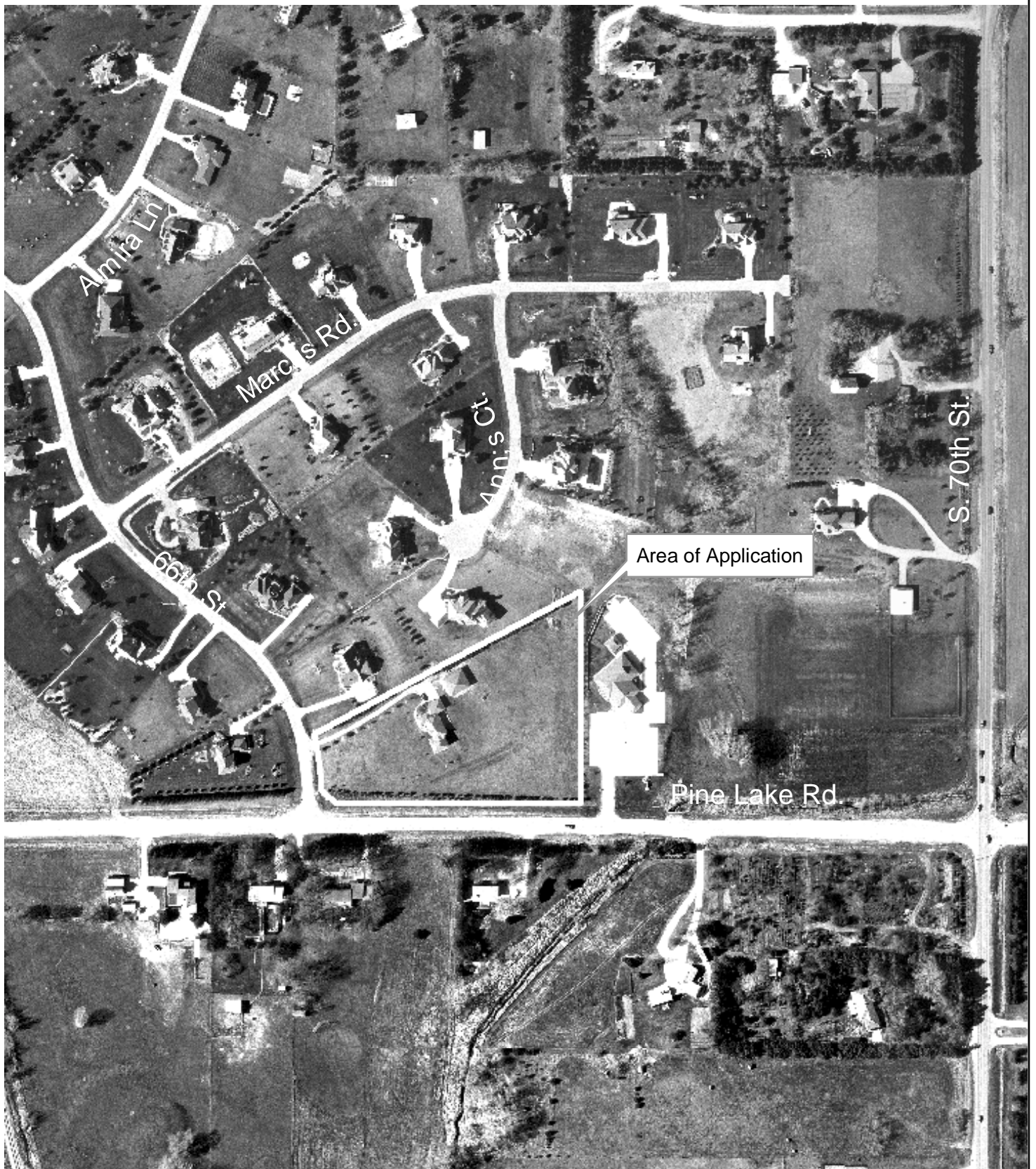
**ANALYSIS:**

1. This request is associated with a change of zone and final plat for a lot that is part of a larger, residentially-developed area between South 66<sup>th</sup> and South 70<sup>th</sup> Streets, north of Pine Lake Road. Adjacent to the north of this property is Country Meadows, an acreage development that was annexed in April of 1995 to allow the area to be served by municipal sanitary sewer service. Development is low density, single-family residential where the lots are approximately one acre in area or larger.
2. Street trees and sidewalks are improvements required by Title 26 (Land Subdivision) of Lincoln Municipal Code (LMC). The requirements for street trees and a sidewalk along Pine Lake was identified in the review of the final plat of Hannan Addition.
3. City staff have visited the site and inspected the stand of trees along Pine Lake Road on the applicant's property. As noted in the attached review from the Parks and Recreation Department, the existing trees satisfy the requirement from the Subdivision Ordinance and are acceptable.
4. Consistent with the Subdivision Ordinance, a sidewalk is also required along Pine Lake Road adjacent to this property. The Pine Lake Road widening project is scheduled to occur

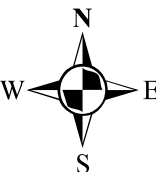
over the next four years, and includes sidewalks. However, it will remove most, if not all existing improvements in Pine Lake Road, including a sidewalk along this property if installed. To avoid having this sidewalk removed in the near future with the street improvement project, a waiver is appropriate provided the owner agrees to not oppose the creation of a sidewalk district in the future as they have stated in the attached letter.

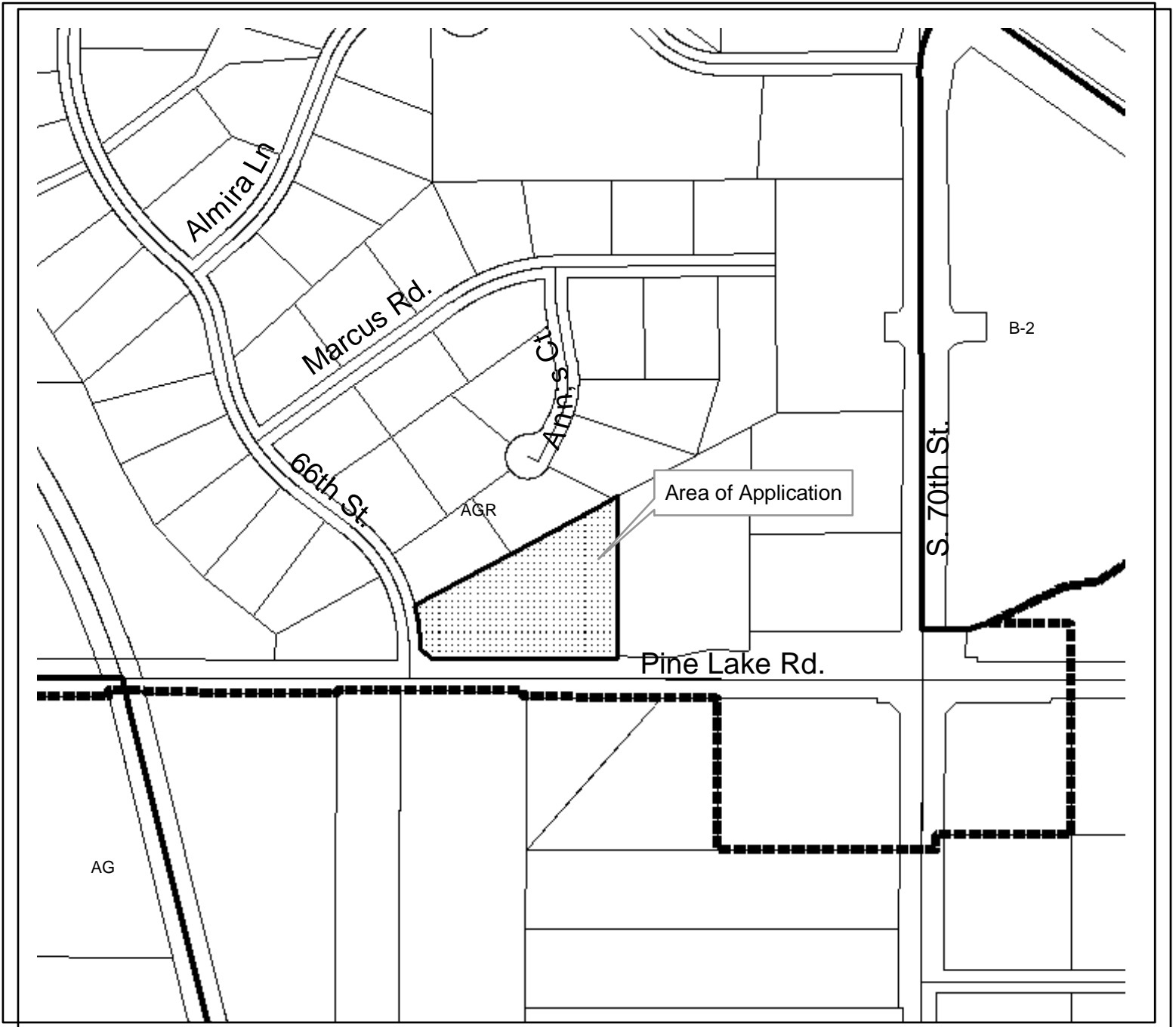
Prepared by:

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Brian Will, AICP  
Planner



**Waiver #03000**  
**S. 66th & Pine Lake Rd.**

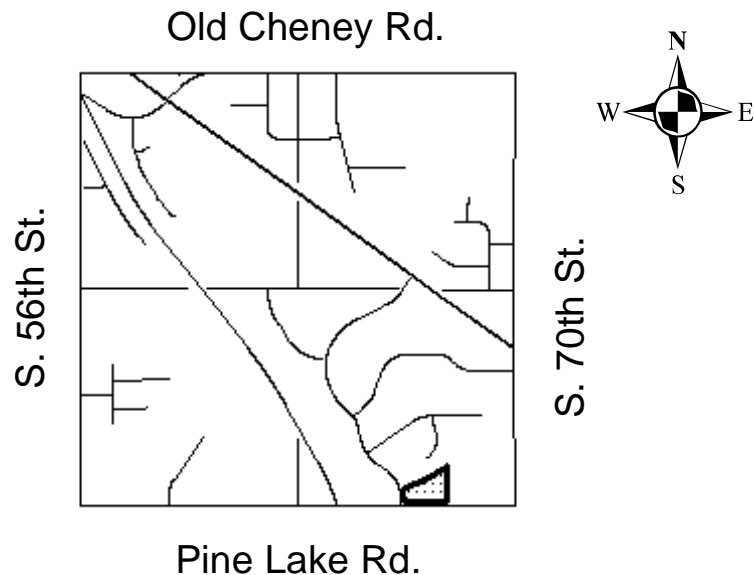
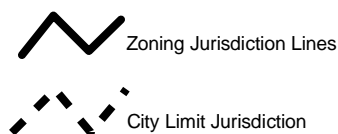




# **Waiver #03000** **S. 66th & Pine Lake Rd.** **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

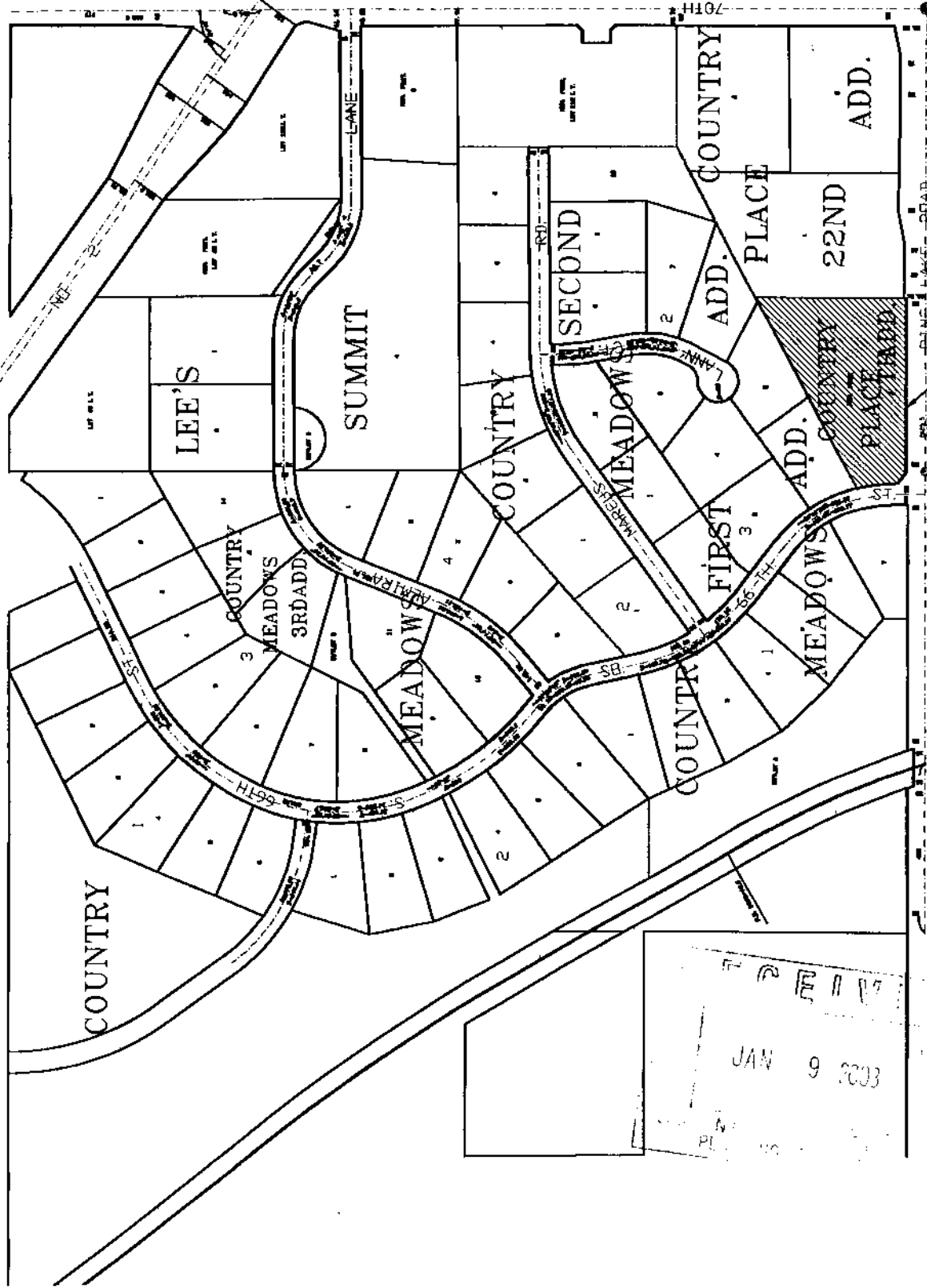
One Square Mile  
 Sec. 16 T9N R7E



# HANNAN ADDITION

CHANGE OF ZONE EXHIBIT

'AGR' TO 'R-1'



SCALE: NONE

JAN 9 2000  
PLANNING DEPARTMENT

PLANNING DEPARTMENT

SCALE: NONE





**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 9, 2003

Mr. Marvin Krout  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: WAIVER OF DESIGN STANDARDS- HANNAN ADDITION- AFP#02071  
WAIVER OF SIDEWALKS AND STREET TREES

Dear Marvin,

On behalf of Vic and Kathy Hannan, we are requesting the above mentioned waivers for the proposed Hannan Addition Final Plat located at South 66th and Pine Lake Road. We received your letter dated October 28, 2002 and would like to waive these items for the following reasons:

**Street Trees-**

There is an existing row of 6"- 10" diameter pine trees located just north of the existing right of way line of Pine Lake Road. These trees make a nice visual screen along Pine Lake Road. They are planted far enough away from the property line that they will probably remain when Pine Lake Road is improved.

Street trees were waived with the adjacent Country Meadows Subdivision. This final plat only subdivides an existing 3.56 acre parcel into a 2.0 acre and 1.56 acre lot. These lots are still larger than the lots in Country Meadows to the north and west. No other Street trees exist for at least 3/4 of a mile west of the site and none exist to the east.

Street trees can be waived when the lots are larger than one acre, however, this property is already annexed into the City of Lincoln

**Sidewalks-**

No sidewalks are installed along either side of Pine Lake Road for approximately 1 mile to the west. No sidewalks are installed anywhere east of the site. Placing sidewalks along the parcels is a waste of money at this time. The owners will agree to not oppose the creation of a sidewalk district in the future when sidewalks are finally needed in this location.

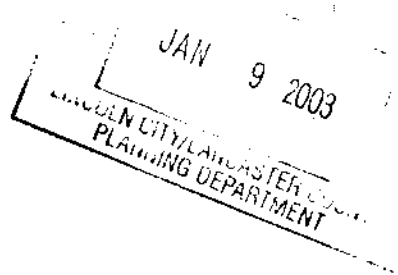
Please feel free to contact me if you have any further questions.

Sincerely,

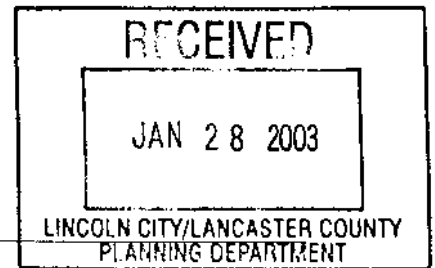
Brian D. Carstens

cc: Vic and Kathy Hannan  
Mark Hunzeker

Enclosures : City of Lincoln Zoning Application  
Site plan with existing trees along Pine Lake Road



# M e m o r a n d u m



**To:** Brian Will, Planning Department

**From:** Charles W. Baker, Public Works and Utilities *CBH*

**Subject:** Waiver of Design Standards #03000, Hannan Addition

**Date:** January 27, 2003

**cc:** Randy Hoskins  
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for a waiver of the sidewalks along Pine Lake Road east of 66th Street for Hannan Addition. The owner agrees not to oppose the creation of a sidewalk district in the future and Public Works has no objection. The street tree waiver will have to be addressed by other departments.

# Memo



**To: Brian Will, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: January 24, 2003**

**Re: Hannon Addition Waiver 03000**

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Field inspection by City Arborist, Steve Schwab, confirms the information provided by Brian Carstens in the letter dated January 9, 2003 to the Planning Department regarding street trees. Our department endorses his request and recommend the waiver of street trees be granted.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.